

Customer Display

PREPARED BY



DEBBIE SELPH
TOMMIE DAWSON REALTY
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 Brooksville, FL 34601

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Single Family
MLS# 2115062 Active

19675 Manecke
Brooksville, FL 34601



LP\$199,900



Property of Hernando County MLS

Subdivision: Acreage
Current Zoning: AG
Acres: 2.50
Lot Dim. Approx: 165x660
Lot Dim. Source: Tax Roll
Mobile/Manuf Type: N/A
Level/Stories: 1
[Hernando County Tax Link](#)
Contact Property Appraiser (352) 754-4190
Elem. School: Brooksville
Mid. School: Parrot
High School: Hernando
School Yr-Yr: 2009-2010
Near. Cross St.: West Street

Bed/Bath/Gar: 4 / 2 / 2
Split Plan: Yes **Half Baths:** 0
Carport: None-Carport
Year Built: 2007
Apx Liv SqFt: 2,081
Apx SF Under Rf: 2,844
SF Source: Tax Rolls
LP Per Liv. SF: \$96.06
Private Pool: No
Community Pool: No
Fireplace: Yes
Paved Rd: No
Waterfront/Frntge: No/

Directions: From HC courthouse take Jefferson S to right on Ponce De Leon to W on Manecke follow Manecke past point it becomes limerock and takes sharp right curve to sign on right

Remarks: Live in a park! This 4/2 home on 2.5 acres boasts Magnolias, White Oaks, Hickorys and more and has been selectively cleared w/ feild fencing on 3 sides. Built 2007 and immaculate, all appliances stay even washer/dryer (new 2007). The 4th bedroom would be perfect for a home office. The formal LR/DR has working dormers for extra lighting. Kitchen w/ breakfast nook opens across a large bar into the family room w/ a wood burning stone fireplace. Upgrades include granite topped island, tray ceilings in kitchen and DR, plant bridges throughout, 400 amp electric service, A-1 energy efficient classification insulation, garden tub, and more.

Equip. Appliances: Ceiling Fan(s), Cooktop-Electric, Dishwasher, Dryer, Garage Door Opener(s), Garden Tub, Laundry Tub, Microwave, Oven-Electric, Range Hood, Refrigerator, Smoke Detector(s), Washer

Rooms: Attic, Breakfast Nook, Den/Office, Dining Room, Eat-in Kitchen, Family Room, Inside Laundry Rm, Kitchen, L Shaped Liv/Dining Room, Living Room
Master BR/BA: Dual Sinks, Garden Tub, Master on Main, Separate Tub/Shower, Walk-In Closet(s)
Flooring: Carpet, Ceramic Tile, Laminate Wood

Living Rm:	MBR:	Den/Office:	Scrn Porch:
Great Rm:	BR 2:	Loft:	Lanai:
Dining Rm:	BR 3:	Media/Game:	Florida:
Kitchen:	BR 4:	Bonus Rm:	Garage:
Family Rm:	BR 5:	Bfast Nook:	Workshop:

Int. Features: Blinds, Breakfast Bar, Ceiling-Trey, Counters-Laminate, Counters-Pass Thru, Drapes, Fireplace-Wood, Kitchen Isle, Pantry, Plant Shelves, Skylight(s), Walk-in Closet(s), Window Treatment(s), Wood Cabinets

Construction: Concrete Block, Foundation-Slab, Stucco
Garage/Prkg: Attached, Drive-Gravel, Side Entry
New Const./Type: No/
Style: Ranch
Builder Name:
Roof: Asphalt/Fiberglass Shgl
Builder Model:
Fence: Fence Partial

Pool/Pool Extras:
Ext. Features: Door-Double Entry, Door-French, Entry-Ground Level, Front Porch, Lanai, Landscaped, Outdoor Lighting, Patio-Screened, Window-Dbl Hung

Area/Map Code: 06/ M4
Utilities: Cable Available, DSL Available, High Speed Internet Av., Underground Electric

Acreage Info: Over 2 to 4 Acres
Lot SqFt: 108,900 **Addl Acreage:** No **Waterfront:**
Road Type: County/City Maintained, Limerock
Water/Sewer: Septic - Private, Well - Private
Lot Description: Acreage, Flat, Wooded
Heat/Cool: Cool-Central Electric, Heat-Central Electric
Rear Exposure:
Energy Feat.: Extra Insulation, Ridge Vents

Complex Name:
Comm. Restrict.: None
HOA/COA: No **HOA/COA Fees:** \$ **Condo Unit:**
HOA/COA Sched.: **Mthly Maint. Fee:** \$ **CDD:** No **CDD Fees:** \$
Condo/HOA/CDD Fee Incl.:
Community Amenities: None

Sec/Twp/Rng: 16/ 22/ 19
Homestead: Yes
Greenbelt: No
Subdiv/Block/Lot: 0/ 00/ 00
City/Co. Special Assmnt/Fee: No
of Residences:
Unit#:
Key #: [00352157](#)
Living SF (Oth. Res.):
DOR Use Code: 1
Legal Description: S1/2 of S1/2 of NW1/4 of SE1/4 of SW1/4 ORB 1493 Pg 1163 as Recorded in Hernando County, FL

Short Sale: No **Lender Owned/REO:** No **Agent Owned:** No

Special Info: **Docs on File:** Aerial Photo **Terms Avail.:** Cash

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All information regardless of source, including but not limited to, square footage, sizes, room dimensions, property taxes, and school information deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with a appropriate professional(s).

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